

Index File

Application No. UP-678-05

Chick-fil-A

Application No. UP-678-05 is a request for a Special Use Permit to authorize a 4,237-square-foot fast food restaurant with drive-through service, located on a portion of 6720 Mooretown Road (Route 603).

The staff is recommending approval.

Attachments:

1. Staff report
2. Zoning map
3. Sketch plan
4. Applicant's building elevations (3 pages)
5. Proposed Resolution No. PC05-35(R)

COUNTY OF YORK

MEMORANDUM

DATE: August 2, 2005 (PC Mtg. 8/10/05)

TO: York County Planning Commission

FROM: Amy M. Parker, Senior Planner

SUBJECT: Application No. UP-678-05, Robert Brown Associates, Chick-fil-A
ISSUE

This application requests a Special Use Permit, pursuant to Section 24.1-306 (Category 11, No. 14) of the York County Zoning Ordinance, to authorize a 4,237-square foot fast food restaurant with drive-through service, located on a portion of 6720 Mooretown Road (Route 603). The property, identified as a portion of Assessor's Parcel No. 2-9-B2, is zoned EO (Economic Opportunity) and is designated for Economic Opportunity development in the Comprehensive Plan.

DESCRIPTION

- Property Owner: Brown Development Company LLC
- Location: 6720 Mooretown Road (Route 603)
- Area: 1.34 acres of a 3.63-acre parcel
- Frontage: Approximately 134 feet on Mooretown Road
- Utilities: The property is currently served by public water and sewer
- Topography: Predominantly flat
- 2015 Land Use Map Designation: Economic Opportunity
- Zoning Classification: GB – General Business
WMP – Watershed Management and Protection Area Overlay
- Existing Development: none
- Surrounding Development:
 - North: Regional storm water management pond, Lowe's Home Improvement Center beyond
 - East: Home Depot
 - South: Vacant, future Williamsburg Marketcenter shopping center
 - West: Sentara Williamsburg Community Hospital (under construction)

- Proposed Development: 4,237-square foot fast food restaurant with drive-through service

CONSIDERATIONS/CONCLUSIONS

1. The applicant proposes to occupy a portion of a residual parcel subdivided from the adjacent Home Depot property. Access to the site would be from the interior of the Home Depot parking lot. The applicant proposes two driveways connecting the subject parcel to an existing 45-foot joint access easement located along the western side of the Home Depot parking lot.
2. Land uses in the vicinity of the property are commercial in nature, including two home improvement centers, a hospital, future shopping center, and office complex. The proposed restaurant would be compatible with these uses.
3. In accordance with Zoning Ordinance Section 24.1-606(k), a minimum of 64 parking spaces would be required for the proposed restaurant with an additional 11 spaces for the drive-through aisle. Plans submitted by the applicant comply with these minimum standards.
4. In conjunction with the Special Use Permit for Home Depot (UP-624-03), a traffic impact analysis (TIA) was submitted which included evaluation of unspecified future commercial development on the subject parcel. The applicant has submitted an updated TIA that includes analysis of the proposed restaurant use. Staff concurs with its conclusion that existing and proposed Mooretown Road traffic improvements (including signalization of the main entrances for the shopping center and hospital) adequately address potential traffic impacts of the proposed use.
5. This property is located within the WMP – Watershed Management and Protection area overlay district. Storm water and water quality impacts related to future development of this parcel were taken into account during review of site plans for the existing Home Depot center. All storm water runoff from the parcel will be directed to the existing regional storm water management pond located at the northern end of the Home Depot property.
6. The property is subject to Zoning Ordinance Section 24.1-245, Greenbelts, which requires an undisturbed 45-foot landscape buffer along Mooretown Road. A proposed approval condition addresses this requirement.

RECOMMENDATION

Development of this parcel for commercial uses such as a fast food restaurant was anticipated at the time the Home Depot center was approved. The proposed use would be compatible with surrounding existing and proposed commercial uses, and given the proposed approval conditions, would be in conformance with Zoning Ordinance and Comprehensive Plan provisions. Therefore, based on the considerations outlined above,

staff recommends that the Commission forward Application No. UP-678-05 to the Board of Supervisors with a recommendation of approval. This can be accomplished through the adoption of proposed Resolution No. PC05-35.

Attachments:

- Zoning Map
- Sketch Plan
- Color building elevation
- Exterior building elevations
- Proposed Resolution No. PC05-35

AMP

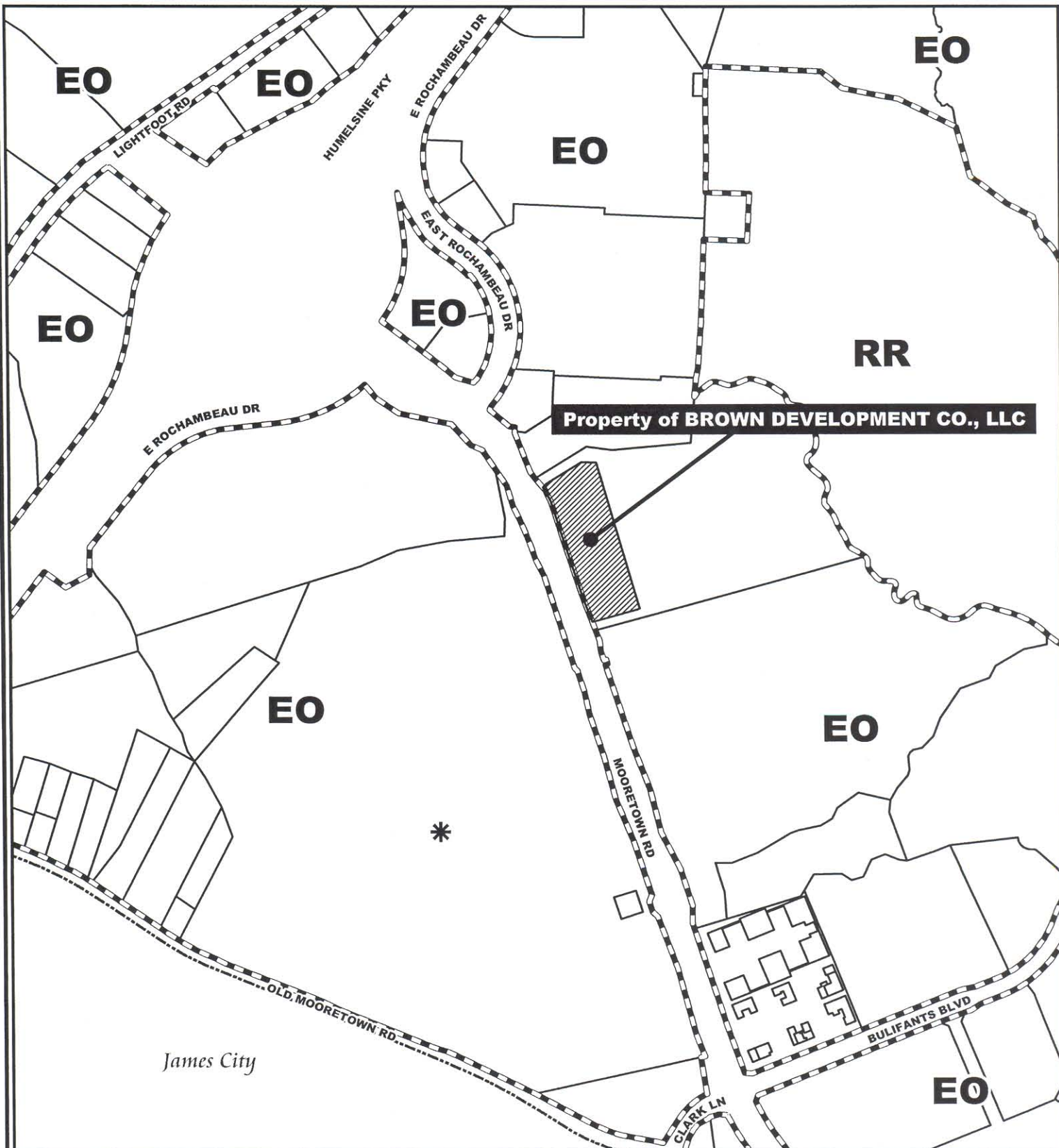
APPLICANT

Chick-fil-a

To authorize a 4,237-square foot drive-through restaurant
6720 MOORETOWN RD

ZONING MAP

APPLICATION NUMBER: UP-678-05



* = Conditional Zoning

0 300 600 1,200 Feet

Printed on July 13, 2005

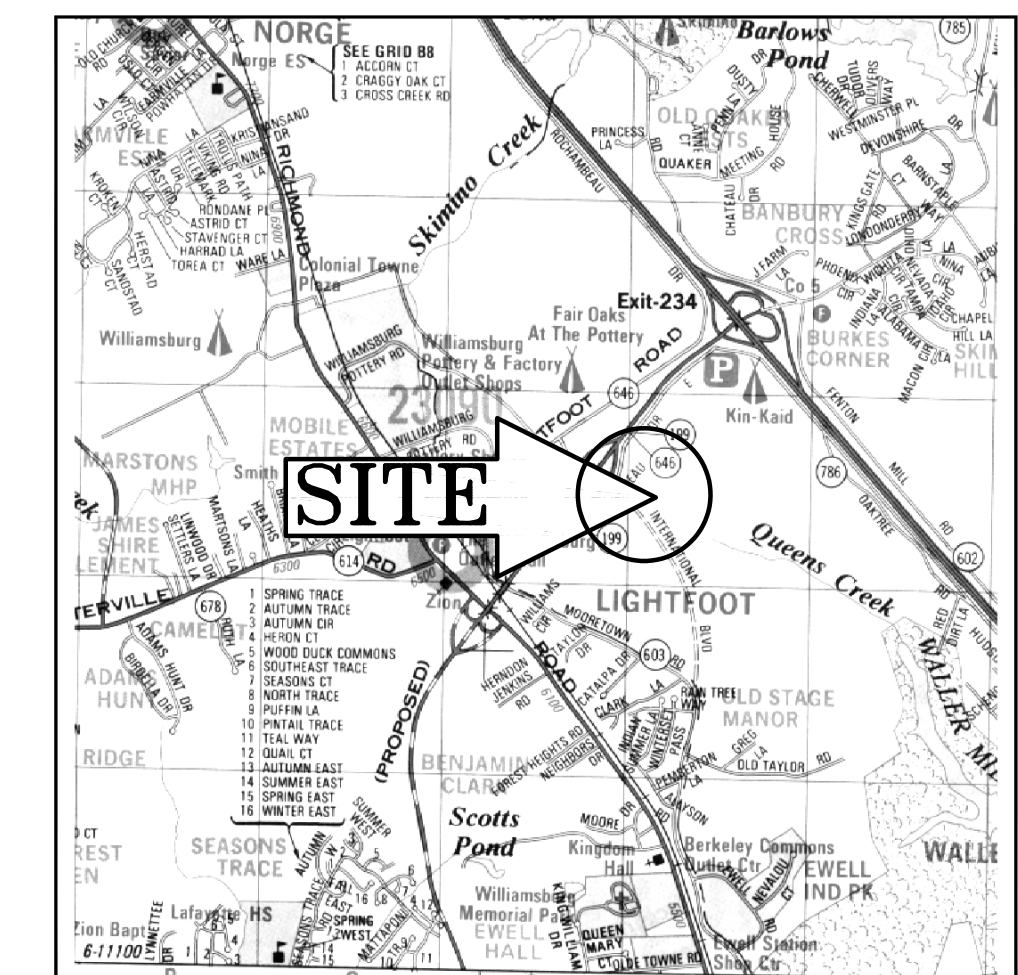


LIBRARY TILE NUMBER:

Lr002

SOURCE: YORK COUNTY
GIS PARCEL DATA and
ZONING COVERAGE

THIS IS NOT A LEGAL PLAT.
This map should be used for
information purposes only. It is
not suitable for detailed site planning.



LEGEND	LOCATION	QUANTITY (PERMITTED)	QUANTITY (PROPOSED)	SIZE (PERMITTED)	SIZE (PROPOSED)	HEIGHT (PERMITTED)	HEIGHT (PROPOSED)	SIGN TYPE	COMMENTS
(A)	BUILDING FRONT (WEST)	NO MAX	1	–	36 SF	–	–	5'-0" CHANNEL LETTERS	1.5 SF./1 LF. OF BUILDING WIDTH PERMITTED
(A)	BUILDING SIDE (NORTH)	NO MAX	1	–	36 SF	–	–	5'-0" CHANNEL LETTERS	= 50 x 1.5 = 75 SF
	TOTAL	NO MAX		75 SF.	72 SF				
(B)	I.D. SIGN	1	1	64 SF.	56 SF.	10 FT.	6 FT.	MONUMENT SIGN	1 FREESTANDING SIGN WITH MAX. 64 SF. AREA, 10' IN HEIGHT AND 10' SETBACK



LANDS N/F
BROWN DEVELOPMENT COMPANY, L.L.C
INSTR. #LR 040008700 PG. 770
TM #002-19-B2
AREA=58,273 S.F. OR 1.338 AC.

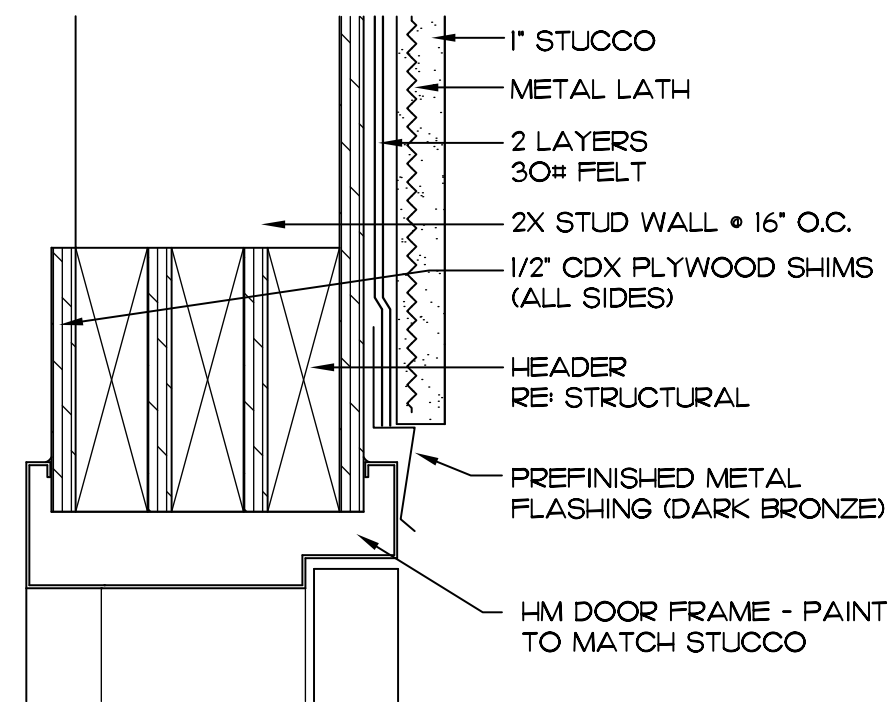
"NO BUILDINGS"



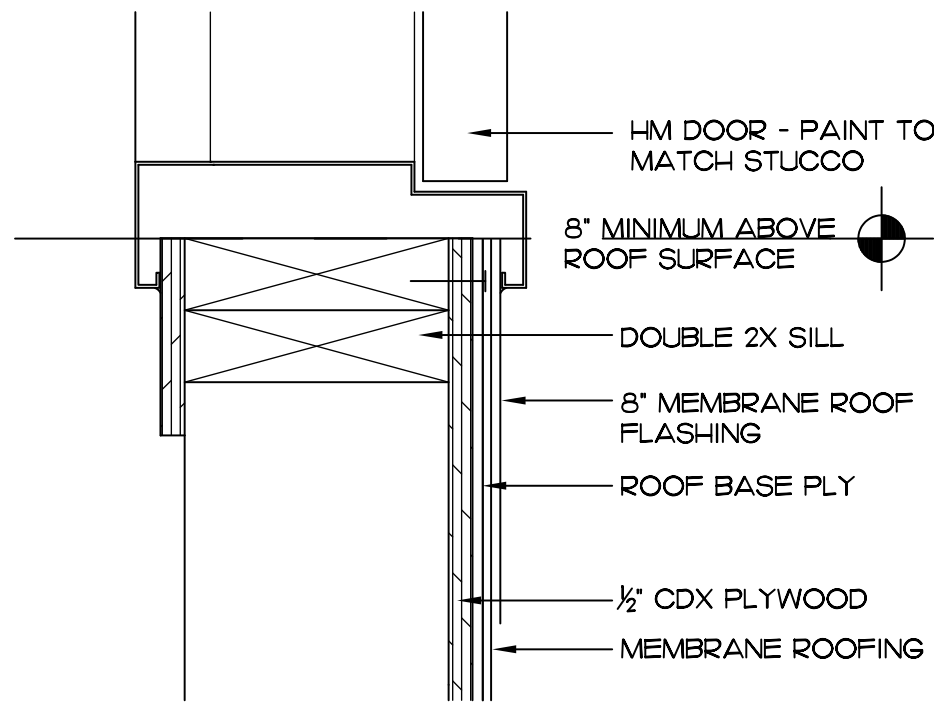
Front Perspective
Moonetown Road
Williamsburg, VA
7.22.05



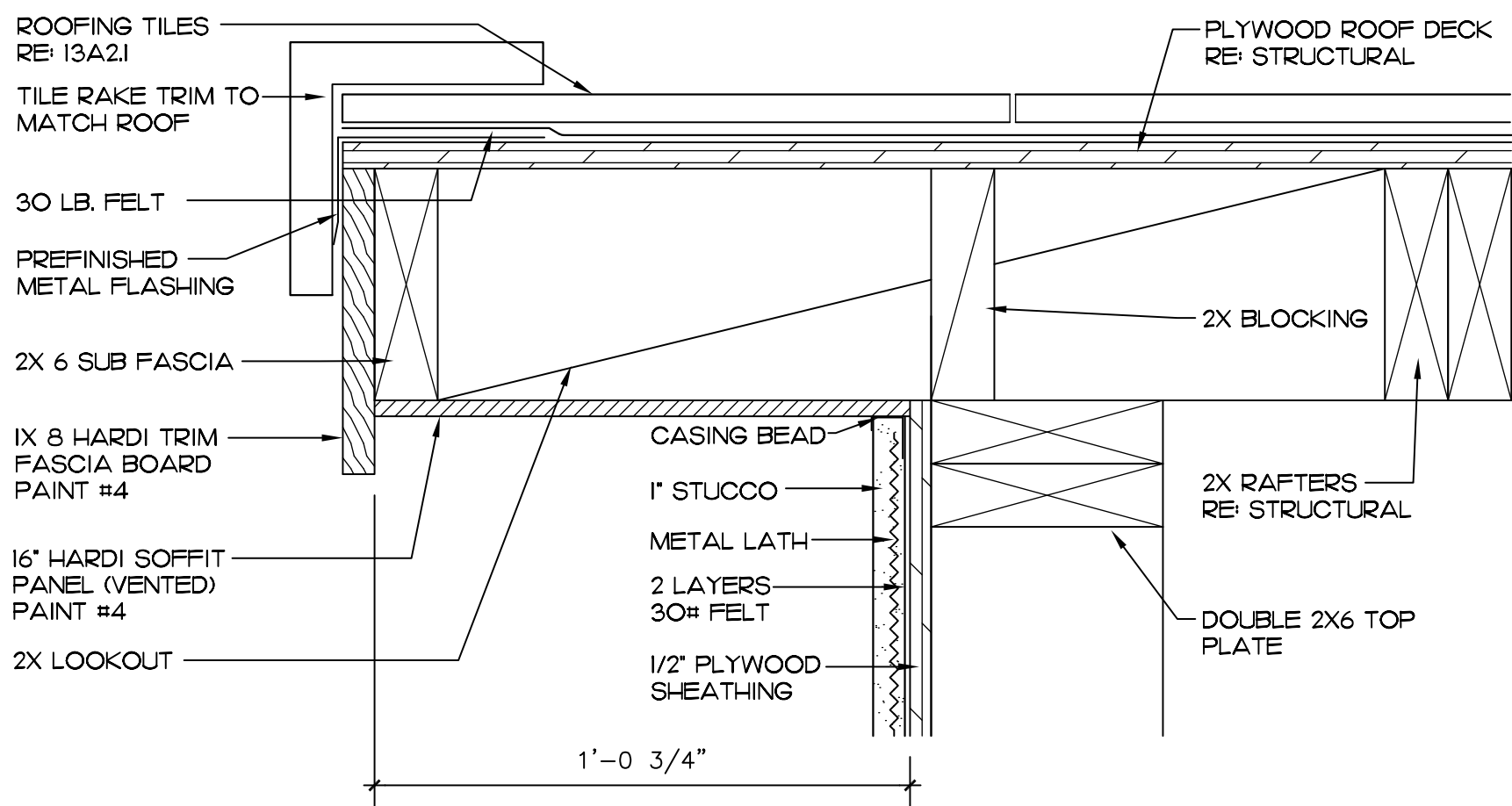
Received York County Planning Division
July 22, 2005



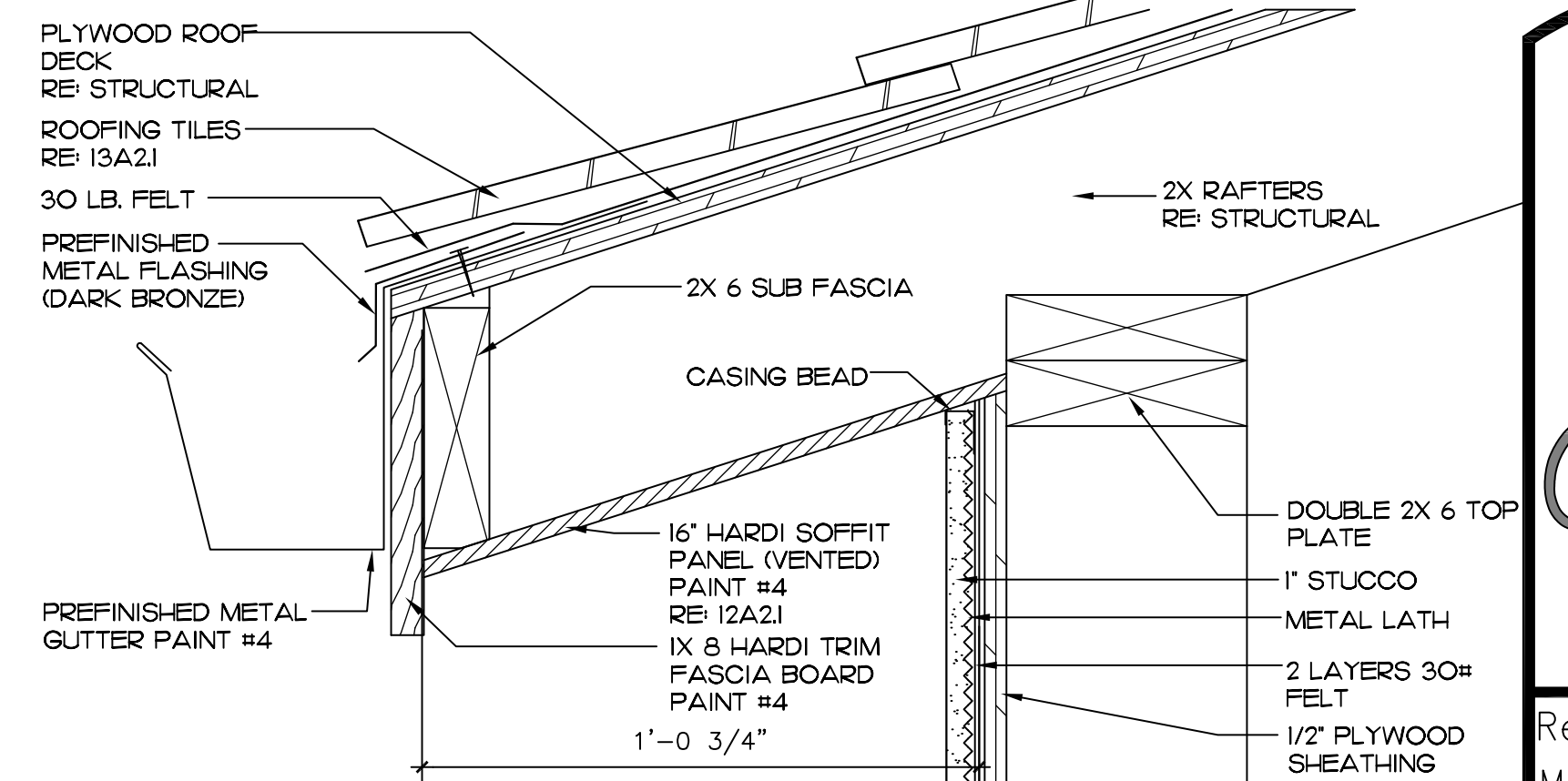
3 HEAD @ ATTIC ACCESS DOOR
3" = 1'-0"



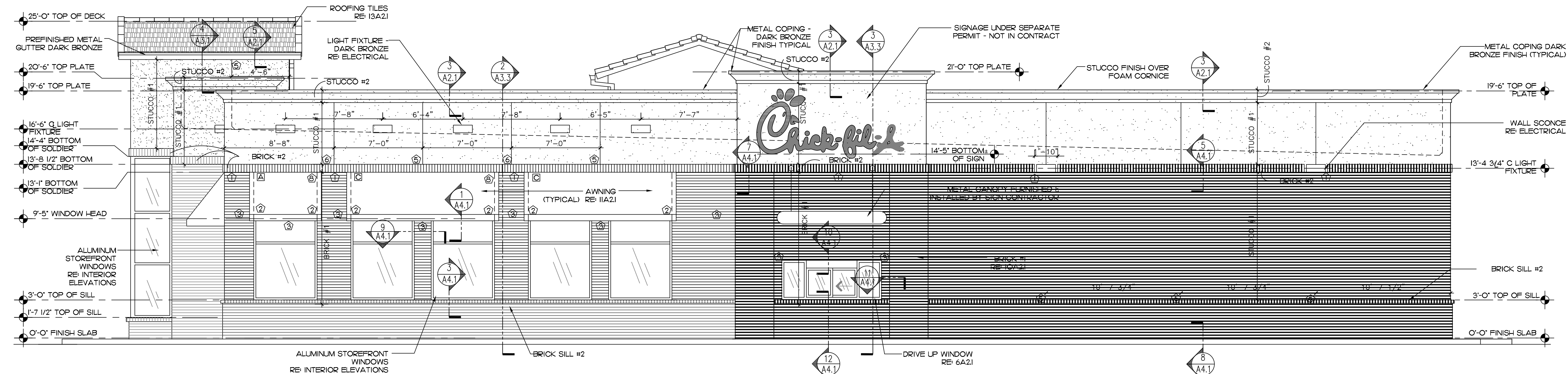
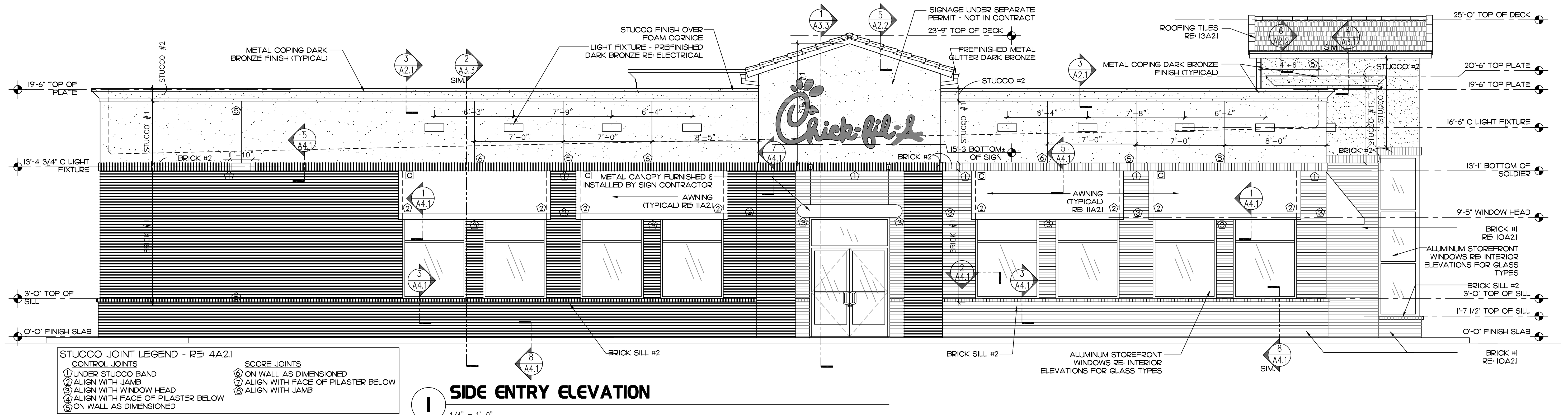
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3" = 1'-0"



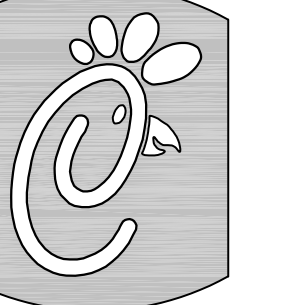
5 GABLE ROOF EDGE DETAIL
3" = 1'-0"



6 ROOF EDGE DETAIL
3" = 1'-0"



2 DRIVE-THRU ELEVATION
1/4" = 1'-0"



5200 Buffington Rd.
Atlanta Georgia,
30349-2998

Revisions:

Mark Date By

△

Mark Date By

△

Mark Date By

△

Seal

STORE
Williamsburg
Marketcenter
FSU 3C Reverse

Williamsburg
Virginia

SHEET TITLE
EXTERIOR
ELEVATIONS

DWG EDITION 03.8-1
REVISION 1

Job No. : ---

Store : 1857

Date : ---

Drawn By : ---

Checked By: ---

Sheet

A-2.2

PLANNING COMMISSION
COUNTY OF YORK
YORKTOWN, VIRGINIA

Resolution

At a regular meeting of the York County Planning Commission held in the Board Room, York Hall, Yorktown, Virginia, on the ____ day of ____, 2005:

Present

Alfred E. Ptasznik, Jr., Chair
Nicholas F. Barba, Vice Chair
Christopher A. Abel
Alexander T. Hamilton
John W. Staton
Anne C. H. Conner
John R. Davis

Vote

On motion of ____, which carried ____, the following resolution was adopted:

A RESOLUTION TO RECOMMEND APPROVAL OF A SPECIAL USE
PERMIT TO AUTHORIZE A FAST FOOD RESTAURANT WITH
DRIVE-THROUGH SERVICE AT 6720 MOORETOWN ROAD

WHEREAS, Robert Brown Associates LLC have submitted Application No. UP-678-05, which requests a Special Use Permit, pursuant to Section 24.1-306 (Category 11, No. 14) of the York County Zoning Ordinance to authorize an approximately 4,237-square foot fast food restaurant with drive-through service located at 6720 Mooretown Road (Route 603) and further identified as a portion of Assessor's Parcel No. 2-9-B2; and

WHEREAS, said application has been referred to the York County Planning Commission in accordance with applicable procedure; and

WHEREAS, the Planning Commission has conducted a duly advertised public hearing on this application; and

WHEREAS, the Commission has carefully considered the public comments and staff recommendation with respect to this application;

NOW, THEREFORE, BE IT RESOLVED by the York County Planning Commission this the ____ day of ____, 2005 the Application No. UP-678-05 be, and it is hereby, transmitted to the York County Board of Supervisors with a recommendation of approval to authorize an approximately 4,237-square foot fast food restaurant with drive-through service located at 6720 Mooretown Road (Route 603) and

further identified as a portion of Assessor's Parcel No. 2-9-B2 (GPIN No. C19c-0101-2311); subject to the following conditions:

1. This use permit shall authorize an approximately 4,237-square foot fast food restaurant with drive-through service located at 6720 Mooretown Road (Route 603) and further identified as a portion of Assessor's Parcel No. 2-9-B2.
2. A site plan prepared in accordance with the provisions of Article V of the York County Zoning Ordinance shall be submitted to and approved by the York County Department of Environmental and Development Services, Division of Development and Compliance prior to the commencement of any construction activities on the subject parcel. Except as modified herein, said site plan and building elevation shall be in substantial conformance with the plan titled "Chick-fil-A, Special Use Permit Plan, Williamsburg Marketcenter, Mooretown Road, Williamsburg, VA," prepared by Bohler Engineering, P.C., dated 6/6/05 and revised 8/1/05, and received by the Planning Division August 2, 2005, and the building elevation titled "Chick-fil-A" prepared by E+H Architects, dated 7/22/05 and received by the Planning Division July 22, 2005.
3. Freestanding identification signage shall be limited to a single monument sign, and fascia used on the base of the sign shall match that of the building façade.
4. All site lighting shall be designed with shielded, full cutoff fixtures and directed downward at a 90-degree angle to the ground to prevent off-site glare on to abutting properties and the road right-of-way. Illumination levels shall not exceed 0.5 foot-candle at any property line. All lighting fixtures shall be consistent with the lighting recommended by the Illumination Engineering Society of North America (IESNA). A photometric plan detailing all proposed fixtures and ground illumination levels shall be submitted for approval by Environmental and Development Services at time of application for site plan approval.
5. In accordance with Section 24.1-244(b), building perimeter landscaping may be transferred only for that portion of the building abutting the drive-through aisle at the southern and western ends of the building.
6. Any existing landscaping on the Home Depot property requiring removal for installation of the proposed accesses shall be relocated or replaced in the same immediate vicinity.
7. All parking spaces shall be located a minimum of ten (10) feet from the face of the building.
8. To prevent unsafe traffic movements within the joint access aisle adjacent to the east end of the subject property, driveways serving the property shall be located

parallel and in line with existing parking aisle breaks in the Home Depot parking lot.

9. Fascia materials used for the building façade and sign base shall be compatible with the existing façade on the Home Depot building.
10. In accordance with Section 24.1-245, there shall be no disturbance of the 45-foot greenbelt buffer along Mooretown Road.
11. Rooftop HVAC, electrical and similar utilities shall be screened from view of Mooretown Road.
12. Trash removal service shall not occur during restaurant operating hours.
13. In accordance with Section 24.1-115(b)(7) of the York County Zoning Ordinance, prior to application for site plan approval, a certified copy of the resolution authorizing this special use permit shall be recorded at the expense of the applicant in the name of the property owner as grantor in the office of the Clerk of the Circuit Court.